

☐ Individual appearing without attorney  
☒ Attorney for: Debtors/Debtors in Possession

CASE NO.: 1:17-bk-12969-VK  
CHAPTER: 11

# NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Location:** 21041 Burbank Blvd., Ctrm 301, Woodland Hills, CA 91367

**Last date to file objections: 02/28/2019**

12005 Emery Lane, Valley Village, CA 91607 Tract 72157 Lot 10 Los Angeles County, APN 2348-008-109

**Terms and conditions of sale:** As is, where is, no contingencies, all cash

**Proposed sale price: \$ 907,000.00**

**Overbid procedure (*if any*):**

Not requested

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

March 7, 2019, 2:00 pm, 20141 Brbank Blvd., Ctrm 301, Woodland Hills, CA 91367

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

Michael R Totaro  
PO Box 789, Pacific Palisades, CA 90272  
(310) 573-0276 (v)  
(310) 496-1260 (f)  
ocbkatty@aol.com

Date: 02/14/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

PO Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/15/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 02/15/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Victoria Kaufman, United States Bankruptcy Judge, 20141 Burbank Blvd., Ctrm 301, Woodland Hills, CA 91367

Roger and Stannis Steinbeck 12005 Emery Lan, Valley Village, CA 91607

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/15/2019      Michael R, Totaro  
*Date*                      *Printed Name*

/s/ Michael R. Totaro  
*Signature*

1. By Nef

- Russell Clementson russell.clementson@usdoj.gov
- Oscar Estrada oestrada@ttc.lacounty.gov
- Valerie Smith claims@recoverycorp.com
- Michael R Totaro Ocbkatty@aol.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

2. By Mail

**318 Whittley Ave. HOA**

318 Whittley Ave.  
Avalon, CA 90704

**American Express Centurion Bank**

c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

**Best Egg/SSt**

4315 Pickett Rd.  
St. Joseph, MO

**Capital One Bank, NA**

P.O. Box 30281  
Salt Lake City, UT 84130

**CashCall, Inc.**

C/O WEINSTEIN & RILEY, PS  
2001 WESTERN AVENUE, STE 400  
SEATTLE, WA 98121

**Deutsche Bank National Trust Co. Trustee**

c/o Specialized Loan Servicing LLC  
8742 Lucent Blvd, Suite 300  
Highlands Ranch, Colorado 80129

**First Electronic Bank**

2150 S. 1300 East #400  
Salt Lake City, UT 84106

**FRANCHISE TAX BOARD**

BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

**Grand Pacific Marbrisa**

P.O. Boc 4068  
Carlsbad, CA 92018

**Internal Revenue Service**

Central Insolvency Operations  
P.O. Box 7346  
Philadelphia, PA 19101

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**JP Morgan Chase, NA**  
National Bankruptcy Department  
P.O. Box 901032  
Fort Worth TX 76101

**LoanCare**  
3637 Sentara Way  
Virginia Beach, VA 23452

**LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR**  
PO BOX 54110  
LOS ANGELES CA 90054-0110

**Regents Bank/Greensky**  
1787 N. East Expy NE  
Brookhaven, GA 30329

**Sears/CBNA**  
P.O. Box 6282  
Sioux Falls, SD 57117

**Skyline @ Ben Ave. HOA**  
c/o Cardinal Mgmt Group  
P.O. Box 62915  
Phoenix, AZ 85082

**Specialized Loan Servicing, LLC**  
8742 Lucent Blvd. #300  
Highlands Ranch, CO 80129

**SYNCB/Toysrusdc**  
P.O. Box 965001  
Orlando, FL 32896

**Synchrony Bank**  
c/o PRA Receivables Management, LLC  
PO Box 41021  
Norfolk VA 23541

**Systems & Services Technologies, Inc.**  
4315 Pickett Road  
St Joseph, MO 64503

**Toyota Motor Credit Corporation**  
PO Box 9013  
Addison, Texas 75001

**Wells Fargo Bank, N.A.**  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438